



June

DISCOVER A NEW HOME WHERE THERE'S NO STATE TAX
"Nevada. A World Within. A State Apart."

Contact Info

louise@montreuxgolf.com

775-750-1901

www.montreuxreno.com

Dear (Contact First Name),

June 21 marked the summer solstice and the longest day of the year in the Northern Hemisphere. Yes..Summer has arrived with lovely warm days and evenings.

Sales are slightly down from last year. In 2013, 18 homes had sold to date, as 11 have sold this year, however prices have risen 35%. At present there are 35 homes on the market in Montreux of which 14 of them are priced over 2 million. Prices begin at \$749,000 for a cottage and go as high at \$5,750,000 for a spectacular home on the 14th/15th fairway. If you would like a list of all homes and lots on the market in Montreux please email me at louise@montreuxgolf.com. You can always call me as well, 775-750-1901

In This Issue

- Homes Pending & Sold
- Featured Homes
- Special Offer
- My Contact information

There are 30 Active lots for sale in Montreux at present and two are pending. The average price of a lot is \$477,106. There have been 5 sales to date with an average price of \$572,159. Once again we are seeing a trend from buyers cannot find a home that suites them and are choosing to buy a premium lot to build their dream home. Reno does not have many areas that are private, with the trees, near the mountains, with a Jack Nicklaus Signature golf course all close to skiing, Lake Tahoe and an International airport. There is only so much land in Montreux and then it is gone.

Quick Links

- City of Reno
- Visit Reno Tahoe
- Reno Is Artown
- Nevada Art
- Reno Philharmonic
- Reno Tahoe Open
- Nevada Children's Museum

Important NEWS on SHORT SALES. As of August 16, 2014, Fannie Mae and Freddie Mac will be extending the required wait period for borrowers who had a previous deed-in-lieu of foreclosure or pre-foreclosure sale (short sale). The new wait period will be four years. Currently, if you have 20% down and meet other qualifying criteria, the wait is only two years.

I wish you all a happy Independence day. Be safe and be well.

Biggest Little City



HOMES FOR SALE

MONTREUX

English Country Manor
 4720 Alpes Way MLS # 140005753
 Priced at \$2,350,000

VirtualTourAlpesWay.com

Nestled away in the pine trees on a cul-de-sac sits this charming English House. Private and surrounded with a meticulous garden that has been manicured with an abundant variety of trees and shrubs, it is truly a masterpiece garden. Inside you will find the same perfect attention to detail and quality finishes. Built out of Arxx, 11 inch thick concrete walls, this home is energy efficient year round. The home has a covered patio with a gorgeous water feature that lulls you to sleep at night - a great location to host friends and family.



Completed Parc Foret - ready to move in!
Priced at \$1,399,000 MLS # 130015007

Located in the pines backing up to a park, this 4,445 sq ft home has an open floor plan, vaulted ceilings, five bedrooms en suite and a powder room. The house has a four-car garage with ample room for a golf cart. A separate casita leading onto a private court yard, fully landscaped with drip system and sprinklers and quite a few upgrades are included in the home - view them.

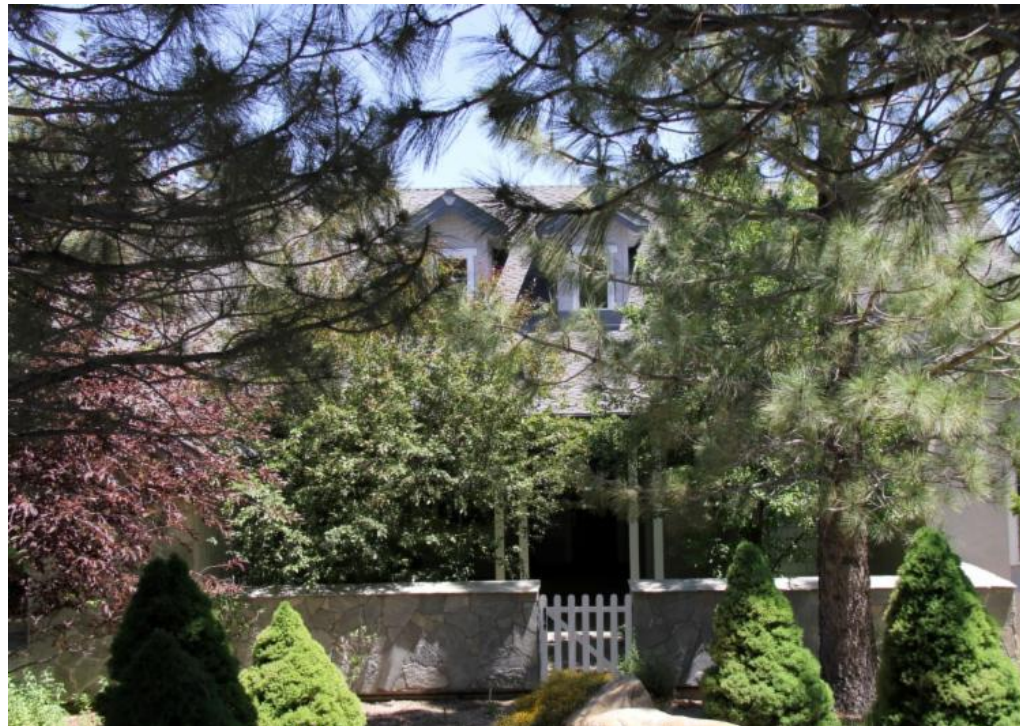


St James Village

\$719,500.00 MLS #140007583

3,215 sq ft, 4 bedrooms, 3 1/2 Bathrooms, single story

Located in St James, Private gated community. This beautiful single story home is located on a Cul-De-Sac and surrounded by large pine trees. Great views in all directions. Big 27 feet deep 3 car garage. Three large decks, one off the main bedroom including 2 bedroom suites. Large kitchen with breakfast bar and sunny breakfast nook. Pantry. Maple cabinetry throughout. Mature garden with a variety of trees. Small seasonal creek runs by the home. Truly a must see home!



Parc Foret 20705 Pomerol Drive**Priced at \$1,150,000 MLS # 130002684**

2,873 sq ft home, 3 bedrooms, and 3 1/2 bathrooms.

Other floor plans and models available to build to suit.

Plan 1A **LARGE 3.69 ACRE LOT IN MONTREUX**

At the end of Bordeaux there is a large 3.69 acre lot for sale for \$895,000. piece of land is on the 8th fairway and is zoned for two to three homes. G investment for down the road.

Any piece of property that is one acre or more can have a wood burning fire place - this is a county law.

Montreux Memberships

As of May 1, 2014 the prices for membership have increased, as follows:

Golf - \$18,500

Sport - \$12,500

Clubhouse - \$3,500

MY CONTACT INFORMATION

If you would like a complete updated sales list please email me at louise@montreuxgolf.com, or contact me on my cell phone at 775 750-1

I am also available to show property outside of Montr  ux. Please contact me if you need any help in purchasing your dream home. Send me what you are looking for and I will get back to you with details. You can also search the market from my website. I would be happy to list your home or property if you are in the market to sell: www.montreuxreno.com

I look forward to hearing from you.

Sincerely,



Louise Simpson

Montr  ux Specialist and Mt. Rose Corridor
Dickson Realty
louise@montreuxgolf.com
Cell:775-750-1901
Fax:775-850-7011
www.montreuxreno.com

Although the information above is deemed reliable, Dickson Realty does not guarantee its accuracy. If property is currently listed for sale, this is not intended to be a solicitation.

Copyright    2013. All Rights Reserved. www.montreuxreno.com

[Forward this email](#)



This email was sent to louise@montreuxreno.com by louise@montreuxgolf.com | [Update Profile/Email Address](#) | Rapid removal with [SafeUnsubscribe](#)TM | [Privacy Policy](#).



Louise Simpson - Dickson Realty | 500 Damonte Ranch Pkwy | Suite 625 | Reno | NV | 89521